

City of Campbell

PLANNING FEES

Activity Description		FY 23/24 Fee	Charge Basis	Note
CEQA / Environmental Review				
1	Categorical Exemption	\$250		
2	CEQA Document (EIR/MND/ND/Addendum)	Pass-through + 20% Admin Fee		
3	Mitigation Monitoring and Reporting Program (MMRP) Oversight	\$4,740		
Consultant Report Review				
4	Consultant Report Review	Pass-through + 20% Admin Fee		
5	Consultant Selection	\$474		
Density Bonus Application				
6	Density Bonus Application - No Concessions/Waivers	\$3,792		
7	Density Bonus Application - With Concession(s)/Waiver(s)			
	a) Initial Concession/Waiver	\$4,740		
	b) Each Additional Concession/Waiver	\$474		
Agreements Review				
8	Affordable Housing Agreement Preparation Fee	\$2,000 deposit billed against Housing Administrator invoicing		
9	Covenants, Conditions & Restrictions (CC&R) Review Fee	\$2,000 deposit billed against City Attorney invoicing		
10	Compliance Agreement	\$237		
Development Agreement				
11	Development Agreement	T&M; \$8,000 Deposit		
12	Amendment to Development Agreement	T&M; \$5,000 Deposit		
Wireless Telecommunication Facilities				
13	Eligible Facility Request Zoning (EFR) Clearance	\$1,659		
14	Administrative Site and Architectural Review Permit (stealth)	\$3,437		
15	Conditional Use Permit (non-stealth)	\$7,821		
Extension of Time/Reinstatements				
16	Extension			
	a) Extension - Administrative	\$1,185		[a]
	b) Extension - Planning Commission / City Council	\$3,792		[a]
17	Reinstatement - Administrative	\$1,185		[a]
18	Permit Revocation (Voluntary)			
	a) Administrative	\$1,185		[a]
	b) Planning Commission	\$2,370		[a]
	c) City Council	\$2,844		[a]

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Activity Description		FY 23/24 Fee	Charge Basis	Note
Fence Exception				
19	Fence Exception - Rear/Interior Side Yard	\$616		
20	Fence Exception - Front Yard and Street Side	\$924		
Amendments				
21	General Plan Map Amendment	\$16,827		
22	Zoning Code Text Amendment	\$19,434		
23	Zoning Map Amendment	\$12,561		
24	General Plan Text Amendment	\$19,434		
25	Area Plan Amendments	\$19,434		
26	Form Based Zone Map (FBZM) Amendment	\$5,688		
27	Multi-Family Development and Design Standards (MFDSS) Amendment	\$17,775		
28	Community Benefit Overlay Rezoning ("opt-out" housing projects)	\$53,325		
Historic Preservation				
29	Mills Act Application	\$1,778		
30	Tier 1 - Historic Resource Alteration Permit			
	a) Single-Family Residential - Exterior Alterations	\$593		
	b) Single-Family Residential - Additions	\$1,185		
	c) Commercial - Exterior Alterations and/or Additions	\$1,896		
31	Tier 2 - Historic Resource Alteration Permit	\$1,896		
32	Historic Resource Inventory (HRI) Recission	\$2,844		
33	Historic Resource Inventory (HRI) Designation	\$0		
Mailing Noticing				
34	Mailing / Noticing	\$308		
Map				
35	Tentative Parcel Map			
	a) Tentative Parcel Map	\$7,466		
	b) Tentative Parcel Map Modification	\$3,792		
36	Tentative Subdivision Map			
	a) Tentative Subdivision Map			
	i) 5-19 Lots	\$11,021		
	ii) 20-49 Lots	\$15,168		
	iii) 50+ Lots	\$22,634		
	b) Tentative Subdivision Map Modification	\$7,347		
37	Planning Final Map Review			
	a) Parcel Map	\$237		
	b) Tract Map	\$474		

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Activity Description		FY 23/24 Fee	Charge Basis	Note
Outdoor Seating - Downtown				
38	Outdoor Seating and Display Permit - No Alcohol	\$456		
39	Outdoor Seating and Display Permit - With Alcohol	\$705		
Parking Modifications				
40	Parking Modifications - Project Related	\$1,659		
41	Parking Modifications - Stand Alone	\$2,370		
Planned Development Permit				
42	Administrative			
	a) Single Family Residential - New House	\$1,924		
	b) Single Family Residential - Addition/Remodel	\$1,496		
	c) Change of Use	\$2,485		
	d) All Others - Commercial Additions/Remodels	\$3,847		
43	City Council			
	a) 0 - 1 Acre	\$12,824		
	b) 1 - 5 Acres	\$17,099		
	c) 5+ Acres	\$21,373		
44	Modification			
	a) Minor Modification	\$5,130		
	b) Major Modification	\$7,267		
Pre-Application Fee				
45	Pre-Application - PC Review (Mandatory)	\$5,688		
46	Pre-Application - PC Review (Voluntary)	\$4,266		
47	Pre-Application - CC Review ("Major" Housing Development Projects)	\$5,688		
48	Pre-Application - CC Review (GP/ZM/ZC/AP/MFDDS/FBZM Amendment Initiation)	\$4,266		[b]
49	Pre-Application - SB-330 (Housing Crisis Act of 2019)	\$593		
Reasonable Accommodation				
50	Reasonable Accommodation	\$3,555		

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Activity Description		FY 23/24 Fee	Charge Basis	Note
Signs				
51	Sign Permit			
	a) Temporary Sign	\$89		
	b) Administrative Sign Permit	\$539		
	i) Each additional sign (same permit)	\$119		
	c) Planning Commission Sign Permit	\$2,311		
	i) Each additional sign (same permit)	\$474		
	d) City Council Sign Permit	\$3,377		
	i) Each additional sign (same permit)	\$474		
52	Master Sign Plan (MSP)			
	a) Administrative MSP	\$2,311		
	b) Planning Commission MSP	\$3,697		
	c) City Council MSP	\$5,333		
Site and Architecture Review				
53	Residential			
	a) Administrative			
	i) New House (each)	\$2,607		
	ii) Addition/Remodel	\$2,015		
	iii) Modification	50% of current fee		
	b) Planning Commission			
	i) Per House	\$4,503		
	ii) Minor Modification to Side Yard Setback / FAR Increase	\$4,977		
	iii) Modification	50% of current fee		
	c) SB-9 Zoning Clearance Application			
	i) Zoning Clearance Only	\$2,489		
	ii) Zoning Clearance with Urban Lot Split	\$3,200		
	iii) Zoning Clearance with Exception Request	\$3,437		
	iv) Zoning Clearance w/ Urban Lot Split and Exception Request	\$3,911		
54	Non-Residential			
	a) Up to 4,999 SF - New Building (each)	\$9,006		
	b) 5,000 - 9,999 - SF New Building (each)	\$11,258		
	c) 10,000 to 19,999 - SF New Building (each)	\$13,509		
	d) New Building Over 20,000 SF (each)	\$16,827		
	e) Modification or Exterior Alteration	\$4,710		
55	Multi-Family Residential (not subject of CMC Ch. 21.07)			
	a) Exterior Alterations	\$6,636		
	b) Additions and/or Ancillary Buildings	\$8,888		

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Activity Description		FY 23/24 Fee	Charge Basis	Note
Tree Removal Permit				
56	Tree Removal Permit - ALL			
	a) Dead Tree	\$0		
57	Tree Removal Permit - SFR			
	a) Tree Removal Permit - SFR	\$0		
	i) Each Additional Tree (Same Permit)	\$0		
58	Tree Removal Permit - Non-SFR			
	a) Tree Removal Permit - Non-SFR	\$284		
	i) Each Additional Tree (Same Permit)	\$89		
59	Tree Removal Permit - In-Lieu Fee			
	a) 24-inch Box Equivalent (per tree)	\$600		
	b) 36-inch Box Equivalent (per tree)	\$2,000		
Use Permit				
60	Conditional Use Permit			
	a) Single Use Determination	\$5,333		
	i) Additional Determinations (each additional)	\$1,185		[c]
	ii) With Site and Architectural Review required	see site and arch review		[c]
	b) Modification	50% of current fee		
	c) Wireless Communications Facility	\$7,940		
61	Administrative Conditional Use Permit			
	a) Single Use Determination	\$2,726		
	i) Additional Determinations (each additional)	\$711		[c]
62	Temporary Use Permit			
	a) Non-Profit Organization with 501(c)(3) Federal Income Tax Status	\$569		
	b) Single-Day ABC License Approval	\$948		
	c) All Others	\$1,896		
63	Master Use Permit			
	a) Zoning Clearance Fees			
	i) Special Event Closure	\$1,126		
	ii) Outdoor Seating	\$1,067		
	b) Application Fees			
	i) Architectural Modification (AM)	\$6,281		
	ii) Conditional Use Authorization (CUA)	\$3,081		
	iii) Modification to an Approved AM/CUA or Sign-related AM	50% of current fee		
	iv) Amendment	\$19,434		

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Activity Description		FY 23/24 Fee	Charge Basis	Note
Variance / Exception				
64	Variance (single request)	\$4,859		
	a) If Engineering Review Required	\$1,896		[c]
	b) Each additional request	\$1,185		[c]
	c) Modification	\$2,844		
65	Winchester Master Plan Exception	\$4,859		
Zoning Clearance				
66	Ministerial Approval			
	a) Up to 5 units	\$6,518		
	b) 6-15 units	\$8,414		
	c) 16-24 units	\$12,561		
	d) 25-49 units	\$20,856		
	e) 50+ units	\$31,284		
67	SB-9 Two-Unit Housing Development Projects			
	a) Zoning Clearance only	\$2,844		
	b) Zoning Clearance with Urban Lot Split	\$3,318		
	c) Zoning Clearance with Exception Request	\$3,555		
	d) Zoning Clearance with Urban Lot Split and Exception Request	\$4,029		
68	Business License			
	a) Use & Occupancy: Non-Residential	\$237		
	b) Home Occupation	\$77		
69	Post Entitlement Plan Check			
	a) Single-Family Residential			
	i) Ministerial Review - Addition (including attached ADU/JADU)	\$178		
	ii) Ministerial Review - New House	\$356		
	iii) Ministerial Review - Exterior/Site Alteration	\$89		
	iv) Ministerial Review - Detached ADU	\$267		
	v) Discretionary - Addition	\$356		
	vi) Discretionary - New House	\$533		
	b) Mixed-Use			
	i) Up to 5 units	\$1,896		
	ii) Up to 6-15 units	\$2,370		
	iii) 16-24 units	\$3,318		
	iv) 25-49 units	\$5,214		
	v) 50+ units	\$7,584		

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Activity Description	FY 23/24 Fee	Charge Basis	Note
c) Multi-Family Residential			
i) Up to 5 units	\$1,067		
ii) 6-15 units	\$1,896		
iii) 16-24 units	\$2,844		
iv) 25-49 units	\$4,740		
v) 50+ units	\$7,110		
vi) Exterior/Site Alterations	\$237		
vii) Addition	\$711		
d) Non-Residential			
i) up to 5,000 SF New Building	\$1,067		
ii) 5,001 - 10,000 SF New Building	\$1,896		
iii) Building Over 10,000 SF to 19,999 SF New Building	\$4,740		
iv) New Building Over 20,000 SF	\$7,110		
v) Tenant Improvement (no CUP/Admin P-D)	\$474		
vi) Tenant Improvement (with a CUP/Admin P-D)	\$711		
vii) Ministerial Review Exterior/Site Alterations	\$237		
viii) Non-Residential Addition	\$711		
e) Grading/On-Site Improvement Plans			
i) up to 1 acre	\$356		
ii) 1 to 5 acres	\$711		
iii) 5+ acres	\$948		
Zoning Letters			
70 Zoning Letter - Basic Property Information	\$474		
71 Zoning Letter - Basic Property Information with additional research required	\$948		
72 Flood Letter - Confirmation of Flood Hazard Zone	\$237		
Housing Development Project Permits (HDPP)			
73 Housing Development Project Permits (HDPP)			
a) Administrative (Community Development Director)			
i) Up to Five Units	\$6,518		
ii) All Others (changes to existing projects)	\$3,911		
b) Minor (Planning Commission)	\$13,035		
c) Major (City Council)	\$26,070		
e) Adjustments (MFDDS Ch. 9) (in addition to HDPP)	\$1,304		

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Activity Description		FY 23/24 Fee	Charge Basis	Note
Other Fees				
74	Planning Inspections			
	a) Rough Framing Inspection	\$237		
	b) Final Inspection	\$474		
75	Technology Enhancement Fee	2%	% of permit fee	
76	Appeals			
	a) Appeal to Planning Commission	\$300		
	b) Appeal to City Council	\$300		
77	Cash Deposit Preparation	\$237		
78	Deed Restriction Preparation	\$237		
79	Hourly Rate for Planning Services			
	a) Standard Hourly Rate	\$237	per hour	[d]
	b) Overtime Rate	\$284	per hour	[d]

Notes:

* If it is anticipated that the application processing costs of selected minor or major projects will be significantly less or more than the above fees, the Community Development Director may at his/her discretion collect a deposit for the estimated staff time costs to process the application based on hourly rates.

** The City will pass-through to the applicant other agency fees applicable to the project (e.g., Dept of Fish & Wildlife fees and County recording fees).

[a] Or 50% of current application fee, whichever is less.

[b] Includes Community Benefit Overlay Rezoning proposals.

[c] Fee is additive to the base fee (i.e., single use determination, plus site and architecture fee).

[d] Hourly rate applies for deposit-based billings, code enforcement inspections, missed inspections/excess inspections, re-inspections.